

DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

June 25, 2018

**REZONE, Bell Construction Solutions, LLC
STAFF SUMMARY REPORT**

ADDRESS:	17.47 acres North of E New Hope Road and S "O" Street
LAND OWNER:	Christ for the World International
APPLICANT/REP:	Bell Construction Solutions, LLC
CURRENT ZONING:	A-1 (Agricultural) District
PROPOSED ZONING:	R-AH (Residential Affordable Housing) District
CURRENT USE:	Religious Assembly & Undeveloped Land
PROPOSED USE:	Single-Family Residential
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

BACKGROUND

- The applicant's intended use within the R-AH zoning district is to build a single-family residential subdivision.
- Per Sec. 14-700(a), R-AH zoning is intended "to provide locations of affordable housing on smaller lots that allow for both traditional stick built homes and manufactured homes at low residential densities of approximately eight units per acre. The zoning is designed to provide a desirable residential environment and provide protection from potentially adverse neighboring influence. It should be located for principal access for vehicular traffic to collector or higher classification streets."
- The current Comprehensive Growth map shows the subject location as residential medium-density (Tab 1).

STAFF REVIEW

ENGINEERING REVIEW: N/A

PLANNING REVIEW:

- 1) **Land-Use Compatibility:**
 - a) **General Findings:** The applicant requests this rezone to allow a single-family residential subdivision. Christ for the World International has a church building at the subject location. The church owns 21 acres and plans to sell 17.47 acres to this developer. The subject location will have access off of W New Hope Road, a collector street, which meets the intent of the R-AH zoning district, as stated in Sec. 14-700(a). The Comprehensive Growth Map shows the subject location as intended for residential medium-density. Adjacent properties include other single-family residences and undeveloped land. Rezoning to a residential zoning district is consistent with the Comprehensive Growth Map. Staff recommends approval of this request based on consistency with the Comprehensive Growth Map and the R-AH zoning district.
- 2) **Views of Others:** Staff has not received any comments from the public concerning this rezone.
- 3) **RECOMMENDATIONS:**
 - a) Consider request with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - b) Approve.


ELIZABETH TREAT, District Planner
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

- 1) Motion to **recommend for City Council to approve** the request by Bell Construction Solutions, LLC to rezone 17.47 acres north of E New Hope road and S "O" Street from A-1 to R-AH.

Note: staff recommendations are based on technical review of city code and may not reflect all information made available to officials during discussion and public input.

DIRECTOR'S COMMENTS:

- 1) Agree with recommendations and suggested motion.

A handwritten signature in blue ink, appearing to read "John C. McCurdy", is written over the printed name.

JOHN C. McCURDY, Director
City of Rogers Department of Community Development

Tabs:

1. Rezone application with required supplements
2. Maps and/or photos



DEPT. OF PLANNING
CITY OF ROGERS, ARKANSAS
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OFFICE USE ONLY

Permit Fee: \$200 CK # 2021 (\$200)
Zoning: A-1 to R-AH
Permit Number: 18-17
CityView Application: R201800302
Date: 6-14-18

REZONE APPLICATION

APPLICANT: Bell Construction Solutions LLC
ADDRESS: P.O. Box 8 Cave Springs SUITE #:
GENERAL LOCATION OF PROPERTY: New Hope & Longview
PHONE #: 479-366-0640 EMAIL: Chuck.bella@bellconsolutions.com
PROPERTY OWNER: Christ for the World Int PHONE #:
PRESENT USE: Agricultural ZONING: A1
PROPOSED USE: Residential ZONING: R-AH

Paul Dillard/Christ for the World
Applicant Signature

6-13-18
Date

Attachment Checklist:

- ☒ Legal description of property
- ☒ Applicant Certification
- ☒ Property Owner Affidavit
- ☒ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 6-14-18 PUBLIC HEARING DATE: 7-3-18 CERTIFIED MAIL DATE: 6-18-18
PLANNING COMMISSION ACTION: DATE:
CITY COUNCIL ACTION: DATE:
ORDINANCE NUMBER: COMMENTS:



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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut on **July 3, 2018 at 4:30 pm** on the application by **Bell Construction Solutions** to consider a rezone from the **A-1 (Agricultural)** zoning district to the **R-AH (Residential Affordable Housing)** zoning district for **17.47 acres North of the intersection of E New Hope Road and S "O" Street**. The property being more particularly described as follows:

LEGAL DESCRIPTION:

A PART OF THE SW 1/4 OF THE SW 1/4, SECTION 17, TOWNSHIP 17 NORTH, RANGE 29 WEST, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS;

COMMENCING AT A POINT LOCATED 482.97 FEET S88°00'27"E OF THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID DESCRIBED SECTION 17 TO THE POINT OF BEGINNING; THENCE N01°43'49"E 1,335.61 FEET; THENCE S87°05'31"E 852.81 FEET TO THE WEST LINE OF MIDWAY SUBDIVISION; THENCE ALONG SAID WEST LINE S01°32'27"W 990.36 FEET TO A FOUND IRON PIN FOR THE NE CORNER OF MIDWAY MOBILE HOME PARK; THENCE LEAVING SAID WEST LINE N88°00'27"W 288.82 FEET; THENCE N01°32'27"E 411.97 FEET; THENCE N88°16'11"W 395.73 FEET; THENCE S01°43'49" W 331.29 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CURVE DISTANCE OF 84.98 FEET, RADIUS OF 375.00 FEET, AND CENTRAL ANGLE OF 12°59'02"; THENCE S11°15'13"E 143.98 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A CURVE DISTANCE OF 96.31 FEET, RADIUS OF 425.00 FEET, AND CENTRAL ANGLE OF 12°59'02"; THENCE S01°43'49"W 50.78 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A CURVE LENGTH OF 23.49 FEET, RADIUS 15.00 FEET, AND CENTRAL ANGLE OF 89°44'16"; THENCE S88°00'27"E 91.19 FEET; THENCE S01°32'27"W 25.00 FEET; THENCE N88°00'27"W 329.01 FEET TO THE POINT OF BEGINNING, CONTAINING 17.47 ACRES, MORE OR LESS, SUBJECT TO ANY KNOWN EASEMENTS OR RIGHTS OF WAY OF RECORD OR FACT.

LAYMAN'S DESCRIPTION:

17.47 acres North of the intersection of E. New Hope Road and S. "O" Street

Dennis Ferguson, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY: June 18, 2018

BILL THE CITY OF ROGERS

Comprehensive Zoning Map



PROPERTY OWNER AFFIDAVIT

The petitioner, Christ for the World Int., petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: See Attached

LAYMAN'S DESCRIPTION:

PRESENT ZONING: A-1

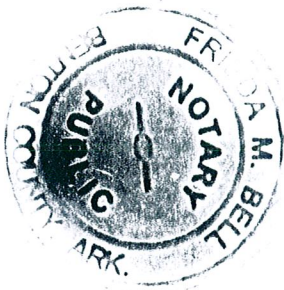
ZONING REQUEST: R-AH

Respectfully Submitted,

By: Paula D. Mayo/Christ For The World
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 13 day of June, 20 18



Frieda Marie Bell
Notary Signature

Frieda Marie Bell
Notary Name Printed

7-23-2019
Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 13th day of June, 20 18.

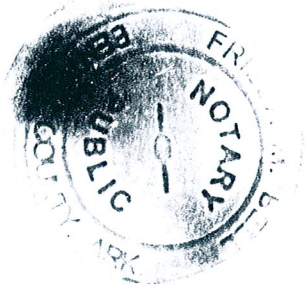
C. Bell
Signed

Chuck Bell
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 13th day of June, 20 18.



Frieda Marie Bell
Notary Signature

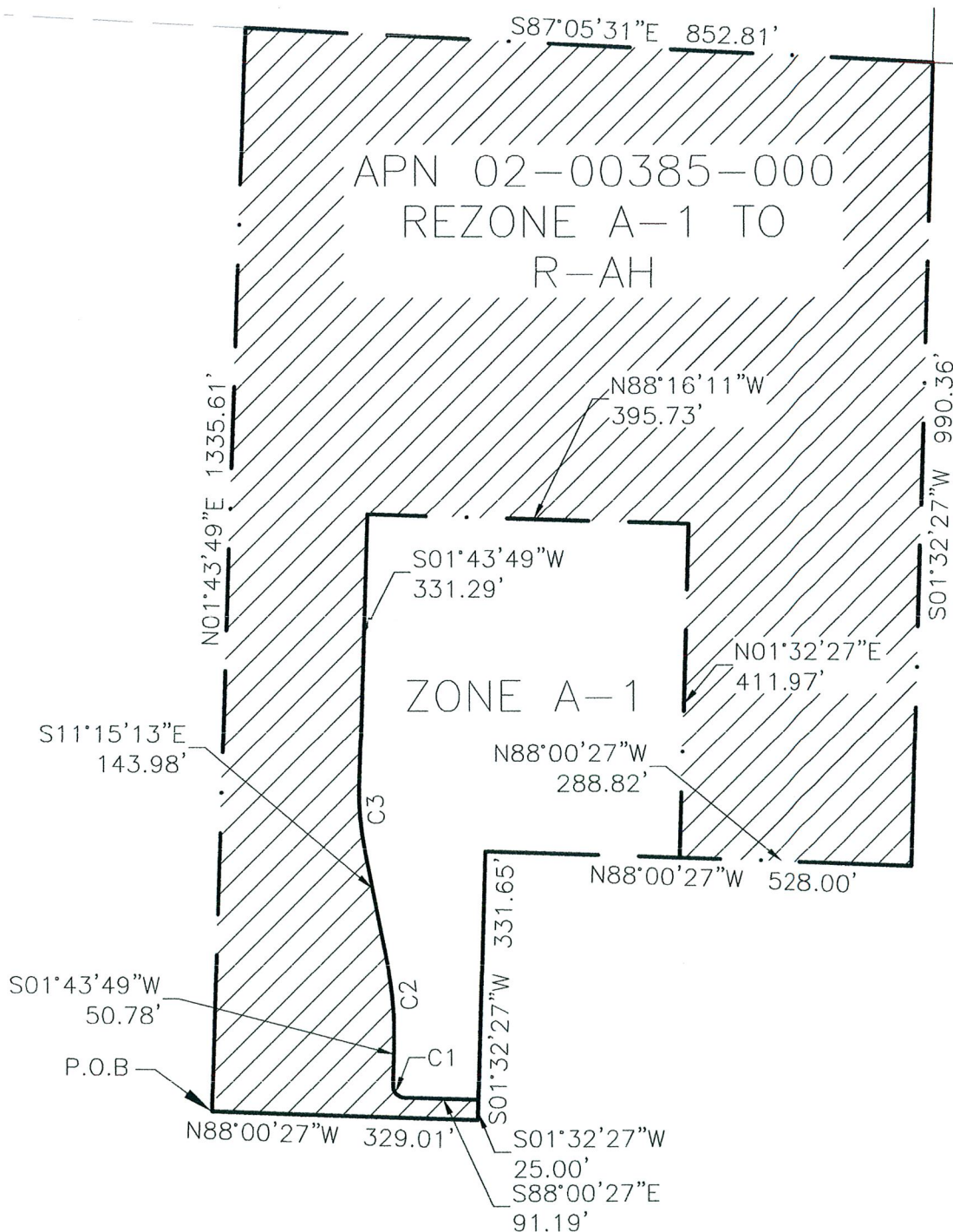
Frieda Marie Bell
Notary Name Printed

7-23-19
Commission Expires



SCALE 1"=200'

Curve Table			
Curve #	Length	Radius	Delta
C1	23.49	15.0	089.7378
C2	96.31	425.0	012.9838
C3	84.98	375.0	012.9838



Expedient Civil Engineering, PLLC

SINGLE-FAMILY RESIDENTIAL SUBDIVISION
REZONE EXHIBIT
ROGERS, ARKANSAS

PROJECT NO.: 18-1015

PLOT DATE: 6/13/18

REVISION: 0

DRAWN:

FIGURE:

CHECKED:

PROJECT MGR: JEI

1

